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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
28 – 07 - 21

HERITAGE STATEMENT PROPOSED EXTENSIONS AND ALTERATIONS AT 6 BROOKES LANE, WHALLEY, LANCASHIRE



The site

The site is an existing detached dwelling located close to the centre of Whalley on Brookes Lane. The property was built in 1970 and within the Conservation Area of Whalley. The houses immediately opposite are designated as Buildings Of Townscape Merit (significant buildings). The application house has stone facings and a rendered finish with concrete roof tiles. There is a large flat roof area to the front over the garage and entrance area. The gardens surround the house and there is a low stone wall to the front.

Proposal

The proposal is to construct a single storey rear extension which wraps around the southern elevation and a small single storey extension to the northern side of the garage. An existing large conservatory at the rear will be demolished to facilitate the proposal. The extensions have a materiality sympathetic to the existing house and include large areas of glazing with timber boarding.

Other relevant alterations to the property in general can be summarised as follows :-

Demolish the existing stone chimney stack to the front elevation.

A new white K rend finish.

Re-configured windows which reflect the interior spaces

Clean and carry out remedial work to the stone facings.

Install timber cladding to the elevations.

All of the above will have no impact the characteristics of the conservation area in general. The house already has an aesthetic which represents a contemporary style which is typical of large 1970's residential developments. The adjacent properties to the north and south are examples of this.

The works are required in order to improve the residential amenity at the rear and to create an upgraded appearance to the house.



Documents consulted include :-

Whalley Historic Town Assessment Report (2006 (LCC)

Whalley Conservation Area Management Guidance (Public Consultation 2005)

Drawings PHA/100 , 200 & 300

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